

## RESOLUTION NO. \_\_\_\_\_

### **RECOMMENDING AN AMENDMENT TO SECTION 35-304 OF THE UNIFIED DEVELOPMENT CODE PERTAINING TO THE "OFFICIAL ZONING MAP" TO ESTABLISH NEIGHBORHOOD CONSERVATION DISTRICT 3 (NCD-3), AN OVERLAY DISTRICT LOCATED IN THE INGRAM HILLS NEIGHBORHOOD AREA, AND TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION PLAN.**

**WHEREAS**, the Neighborhood Conservation District Overlay District is provided for in Section 35-335 of the Unified Development Code; and

**WHEREAS**, a Neighborhood Conservation District Overlay District may be instituted to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts; and

**WHEREAS**, on July 26, 2001, the Planning Director accepted an application submitted by the Ingram Hills Neighborhood Association to develop a Neighborhood Conservation District Overlay District to be located in the Ingram Hills neighborhood, hereafter described as Neighborhood Conservation District 3 (NCD-3); and

**WHEREAS**, the Neighborhood Conservation District 3 (NCD-3) was initiated pursuant to a petition process, establishing the consent of over 51% of the property owners; and

**WHEREAS**, Neighborhood Conservation District 3 (NCD-3) satisfies the designation criteria of Section 35-335 (b):

- (1) contains a minimum of one block face (all the lots on one side of a block);
- (2) at least 75% of the land area in the proposed district was improved at least 25 years ago, and is presently improved; and
- (3) possesses distinctive features that create a cohesive identifiable setting, character or association; and

**WHEREAS**, a Neighborhood Conservation District Plan was developed, and all property owners within the proposed district were afforded the opportunity to participate in drafting the Neighborhood Conservation District Plan, which shall be approved as part of the zoning ordinance creating the Neighborhood Conservation District; and

**WHEREAS**, the Zoning Commission is charged with the review and recommendation on such amendments;

**NOW THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** That an amendment to Section 35-304 of the Unified Development Code, pertaining to the "Official Zoning Map" to establish Neighborhood Conservation District 3 (NCD-3), an overlay district located in the Ingram Hills neighborhood area, and to provide for a Neighborhood Conservation Plan, be forwarded to the San Antonio City Council for consideration.

**PASSED AND APPROVED ON THIS 3rd day of August 2004.**

*Approved:*

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**Christopher R. Martinez**  
Chairperson  
San Antonio Zoning Commission

*Attest:*

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**Executive Secretary**  
San Antonio Zoning Commission